Visioning, planning and outreach strategies

- Maintain and strengthen provincial policies that direct minimum density targets at major transit station areas.
- Undertake city-building and visioning exercises to build broad support for long-term and stable funding for public transit and to develop transitfriendly communities.
- Plan and partner with stakeholders to promote mixed-uses and appropriate densities around transit, especially areas that are underdeveloped and underutilized.
- Update municipal land use policies to ensure conformity with provincial policies for greater transit-supportive development.

In fill and enhance local infrastructure strategies

- Maintain and strengthen provincial policies that direct minimum density targets at major transit station areas.
- Update municipal land use policies and streamline development approvals processes to permit infill or brownfield developments in areas near transit.
- Continue to improve local infrastructure and transit service to increase transit ridership.
- Negotiate and coordinate additional investments and infrastructure that complements major transit infrastructure.
- Advance equitable transit-supportive development solutions that allows individuals and families to have equal opportunities to live in affordable housing near work and commute by transit.

Catalyze emerging market strategies

- Maintain and strengthen provincial policies that direct minimum density targets at major transit station areas.
- Introduce and coordinate major public and institutional anchors (e.g., hospitals and universities) to generate economic activity around transit, where there is capacity.
- Establish or enhance municipal financial incentive programs that apply in major transit station areas, to attract greater residential, employment, and commercial development.

Repositioning and place making strategies

- Maintain and strengthen provincial policies that direct minimum density targets at major transit station areas.
- Modernize and apply land use planning policies, bylaws and standards, urban design strategies to reposition areas as attractive places to live, work and play. Include place-making strategies in land use planning policies (official plans and secondary plans).
- Ensure that major transit investments and infrastructure projects contributes to place-making initiatives that creates attractive places that encourages walkable and transit use.
- Explore opportunities to improve and enhance transit service and intermodal connections at transit stations to attract investments in the area.
- Provide incentives for developers to incentivize a mix of uses in and around transit.

limited

moderate

Area Conditions

50

strong